159.0	0011	0024.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	752,100	/	752,100
USE VALUE:	752,100	/	752,100
ASSESSED:	752,100	/	752,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EDRY MARK J
Owner 2:	
Owner 3:	
Street 1:	182 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,309 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1549 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6309.000	325,600		426,500	752,100
Total Card	0.145	325,600		426,500	752,100
Total Parcel	0.145	325,600		426,500	752,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.54 | /Parcel: 485.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106343
GIS Ref	
GIS Ref	
Insp Date	07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0011-0024.0

!12476!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,700	0	6,309.	426,500	752,200	752,200	Year End Roll	12/18/2019
2019	101	FV	248,500	0	6,309.	426,500	675,000	675,000	Year End Roll	1/3/2019
2018	101	FV	248,500	0	6,309.	359,500	608,000	608,000	Year End Roll	12/20/2017
2017	101	FV	248,500	0	6,309.	329,000	577,500	577,500	Year End Roll	1/3/2017
2016	101	FV	248,500	0	6,309.	280,300	528,800	528,800	Year End	1/4/2016
2015	101	FV	235,100	0	6,309.	243,700	478,800	478,800	Year End Roll	12/11/2014
2014	101	FV	235,100	0	6,309.	225,400	460,500	460,500	Year End Roll	12/16/2013
2013	101	FV	235,100	0	6,309.	214,500	449,600	449,600		12/13/2012

PRINT

Date	Time
12/11/20	02:33:44

LAST REV

Date	Time
08/03/18	09:19:14

mmcmakin

PAT ACCT. 12476

USER DEFINED

Prior Id # 1:	106343
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY ROBERT M	24570-568		5/27/1994		172,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2016	1033	Manual	2,200		7/28/2016			Deck repairs.
11/21/2002	975	New Wind	7,350					
7/31/1998	508	Manual	9,000					NEW SHINGLE SIDING
8/26/1997	518		50,000					2 ST ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	336	PATRIOT
12/9/1999	Mailer Sent		
12/3/1999	Measured	272	PATRIOT
2/8/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6309		Sq. Ft.	Site		0	70.	0.97	7									426,491						426,500	

Total AC/HA:	0.14483	Total SF/SM:	6309	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	426,491	Spl Credit		Total:	426,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	NATURAL
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

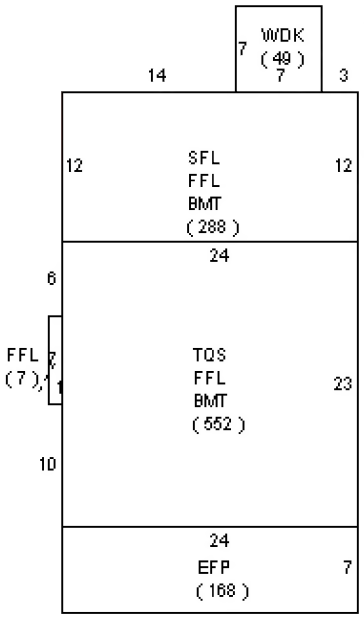
OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

SKETCH



Sum Area By Label :
TQS = 552
FFL = 847
BMT = 840
EFP = 168
SFL = 288
WDK = 49

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32785666
Const Adj.:	0.98990101
Adj $ / SQ:	170.878
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400050
Depreciation:	74409
Depreciated Total:	325641

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	170.88
Special Features:	0	Val/Su Net:	124.94
Final Total:	325600	Val/Su SzAd	210.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	847	170.880	144,734
BMT	Basement	840	51.260	43,061
TQS	3/4 Story	414	170.880	70,744
SFL	Second Floor	288	170.880	49,213
EFP	Enclos Porch	168	42.990	7,223
WDK	Deck	49	15.840	776

Net Sketched Area: 2,606 | Total: 315,751

Size Ad 1549 | Gross Are 2744 | FinArea 1549

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

159.0-0011-0024.0

IMAGE

AssessPro Patriot Properties, Inc